103.0	0002	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 831,800 / 831,800
					USE VALUE: 831,800 / 831,800
					ASSESSED: 831,800 / 831,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFRANCISCO ROBERT & MARY ANN	
Owner 2:	TRS/ DEFRANCISCO NOMINEE TRUST	
Owner 3:		
Street 1:	55 WINDMILL LN	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	DEFRANCISCO ROBERT & MARYANNE -
Owner 2:	-
Street 1:	55 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .264 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Clapboard Exterior and 2042 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11500.000	295,300	1,000	535,500	831,800
Total Card	0.264	295,300	1,000	535,500	831,800
Total Parcel	0.264	295,300	1,000	535,500	831,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.35 | /Parcel: 407.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

66467

GIS Ref

GIS Ref

Insp Date

09/20/18

!8223!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,300	1000	11,500.	535,500	831,800		Year end	12/23/2021
2021	101	FV	284,100	1000	11,500.	535,500	820,600		Year End Roll	12/10/2020
2020	101	FV	284,100	1000	11,500.	535,500	820,600	820,600	Year End Roll	12/18/2019
2019	101	FV	229,800	1000	11,500.	535,500	766,300	766,300	Year End Roll	1/3/2019
2018	101	FV	229,800	1000	11,500.	459,000	689,800	689,800	Year End Roll	12/20/2017
2017	101	FV	229,800	1000	11,500.	428,400	659,200	659,200	Year End Roll	1/3/2017
2016	101	FV	229,800	1000	11,500.	367,200	598,000	598,000	Year End	1/4/2016
2015	101	FV	228,600	1100	11,500.	329,000	558,700	558,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:57:07

LAST REV

Date	Time
11/17/21	09:46:37
mmcmakin	

USER DEFINED

Prior Id # 1:	66467
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8223

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEFRANCISCO ROB	71047-536	1	5/23/2018	Convenience	1	No	No		
LEONARD ANNETTE	37585-490		1/7/2003		485,000	No	No		
	8181-399		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2019	489	Insulate	4,952	C				
6/12/2003	459	Addition	45,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	TTL REFUSAL	BS	Barbara S
2/14/2013	Inspected	BR	B Rossignol
6/1/2009	Info At Door	189	PATRIOT
3/26/2003	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11500		Sq. Ft.	Site		0	70.	0.67	4									535,502						535,500	

Total AC/HA:	0.26400	Total SF/SM:	11500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	535,502	Spl Credit		Total:	535,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.16420174
Const Adj.:	0.99742496
Adj $ / SQ:	116.120
Other Features:	90517
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427928
Depreciation:	132658
Depreciated Total:	295270

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

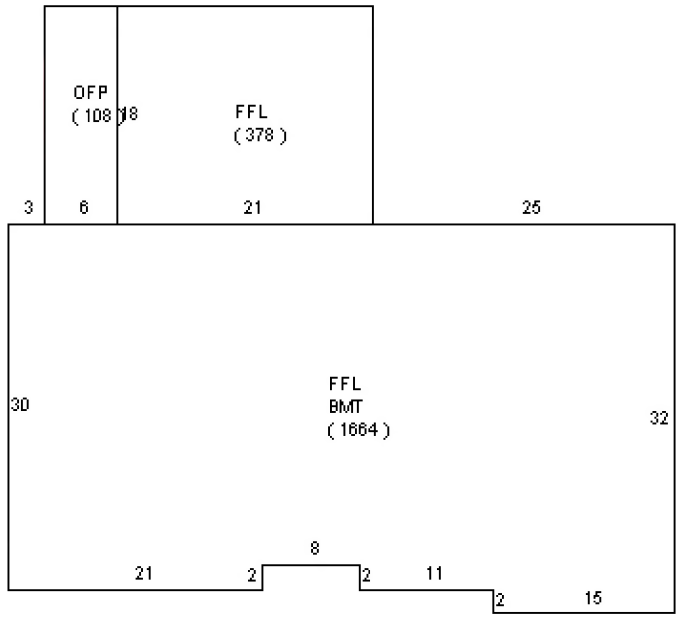
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.73
Special Features:	0	Val/Su Net:	77.43
Final Total:	295300	Val/Su SzAd	144.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,042	116.120	237,118
BMT	Basement	1,664	34.840	57,967
OFP	Open Porch	108	31.700	3,423

Net Sketched Area:	3,814	Total:	298,508
Size Ad	2042	Gross Area	3814	FinArea	2042
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X23	A	AV	2003	3.34	T	12.8	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000

IMAGE

AssessPro Patriot Properties, Inc